

Meeting Minutes  
**Council-Citizens Committee**  
**Marina Park Design**  
Location: Council Chambers  
2:30 p.m., Wednesday, June 27, 2007

1. **Welcome and Introduction.** Chairman Selich convened the meeting at 2:30 p.m. The following persons were in attendance:

Committee Members

- Mayor Pro Tem Ed Selich (Chair)
- Council Member Don Webb
- Council Member Michael Henn
- Tom Billings (Protect Our Parks)
- Bill Garrett (Parks, Beaches and Recreation Commissioner)
- Tom Olivas (Rep. for Girl Scout Council of Orange County)
- Billy Whitford (Rep. for sailing or rowing organization)

Committee Members Absent

- Randal Eling (American Legion Post 291)
- John Corrough (Harbor Commissioner)
- Grace Dove (Neighborhood Rep.)

City Staff

- Dave Kiff, Assistant City Manager
- Wes Morgan, Recreation and Senior Services Director
- Chris Miller, Harbor Resources Supervisor
- Kim Rieff, Department Assistant

Consultants

- Dan Herman, Rabben/Herman Design
- Mark Reader

Members of the public

- Alan Beck
- Chandler Bell
- Tim Bundy (Bundy Finkel Architects)
- Carter Ford
- Dave Lambert (American Legion Post 291)
- John Reynolds (Commodore American Legion Post 291)

2. **Public Comment – Non Agenda Items** – None

3. **Update Since Last Meeting, Including American Legion Issues**

Mr. Herman said Rabben/Herman has been working on two things since the last meeting:

1. A Presentation by Bundy/Finkel Architects they did research on the Galley Restaurant, more programming issues and have developed a detailed program.

2. Mr. Herman met with the American Legion and learned that anything the Committee presents to them needs to be accurate and agreeable to them. The issues and the needs of the Legion were discussed. They asked for some research on City codes and that it is represented in a drawing. Mr. Herman asked Mr. Lambert if he stated the information correctly. Mr. Lambert agreed.

Mr. Olivas said the Girl Scout Council likes the location of the building. Chairman Selich asked Mr. Olivas if they have thought about how they will raise the funds to construct the building and what they are going to do in the meantime. Mr. Olivas said they feel pretty confident that they can raise the money in the two year time frame.

4. **Presentation by Bundy/Finkel Architects re: Community Center Aquatics Center Complex (CCACC)**

Mr. Bundy gave a Power Point Presentation (attached) which he handed out. He also handed out a Program for the Marina Park Community Center and Aquatics Center (attached).

Mr. Bundy said that Bundy/Finkel Architects talked with the Recreation and Senior Services Department and asked them about the different program elements they felt were important then we assigned square footage to each area.

Mr. Bundy asked if they should continue to pursue the current square footages or if it is critical to drop the square footage down and maybe eliminate some of the programming. They could consider decreasing the footprint of the building and adjacent issues by going up higher, possibly removing some of the footprint problems or going up to a third floor with a café.

Chairman Selich said the options to us if the Committee doesn't want to extend that building an additional 30 feet across the front of the property would be to drop some program elements, go to a single building, and put more square footage on the second floor.

Mr. Herman said on the Community Center side there are offices and classrooms on the first floor and the meeting room, banquet room, multipurpose room and kitchen are on the second floor. Mr. Herman said the multipurpose room would have about 250 seats in a banquet arrangement. The Aquatics Building has the restrooms and storage.

Chairman Selich said we only have to prioritize three functions: 1) the multipurpose rooms 2) the banquet room 3) the café. The most critical issue is how large the banquet room should be.

Chairman Selich asked if we stayed within the boundaries of the present concept plan would the multipurpose room be lost altogether or just reduced in size and if so, how much square footage would be lost.

Mr. Herman said a banquet room and kitchen go together. If we eliminate the kitchen we can see what the largest room achievable is.

Council Member Henn asked if we don't want to give up any amount of the view corridor what are we left with.

Council Member Webb suggested the building not be so rectangular if we are looking for more space.

Chairman Selich and Council Member Henn said they would like to keep this small and community oriented.

Chairman Selich asked Mr. Bundy if he needed any more direction on the architectural aspect of this. Mr. Bundy replied we are clear on this.

**5. Tennis Courts/Basketball Courts**

Chairman Selich said Mr. Morgan's request was to add one tennis court and eliminate one of the basketball courts. He and Council Member Webb agreed they'd like to leave the plan the way it is and not have the additional tennis court.

Mr. Billings suggested putting in an exercise horse or a par course. Council Member Henn said he liked Mr. Billings's idea of changing one of the half courts. Mr. Herman said the concept that Mr. Billings is talking about is a series of stations that can be located around the park or on the beach and people can walk or jog to the stations and do stretching. They are very popular in some communities.

Mr. Kiff asked if the direction is to have two tennis courts, move one basketball court circle closer to the Girl Scout parking lot and turn the rest into lawn. Chairman Selich and Council Member Henn agreed.

**6. Action Item Summary**

Mr. Herman said Rabben/Herman Architects will create a preliminary final form for the committee to review. In terms of the maximum flexibility of the rooms and the size including the Galley, we are not going to violate the view corridor. We understand the direction on the tennis courts and basketball courts. We will update the parking requirements previously submitted to meet the City code. We'll bring plans for the play area and have some elevation studies also. By the next meeting the American Legion might have a presentation. We have started working with the Marine engineer this week to do the plan for all the docks and the slips.

**Public Comments**

Mr. Ford said it is good to be listening to a wonderful facility oriented for water development. This is a unique place for boating or swimming. Regarding the Marine engineering, we should make sure there is sufficient space and the programs uses are

thought out related to the fact that this is on the bay. I personally support it being community-oriented. I hope you will not get too carried away with height.

A member of the public said he had a discussion with some cruisers who would be satisfied to take a mooring and have a place to land the dingy while they go do their shopping or dining so he suggested half the space devoted to yacht slips be eliminated. This would allow more parking for the American Legion. It does concern him to see the entrance have such a sharp turn and no acceleration or deceleration on to Balboa Blvd. There should be more room there and turning space and that could be done if half of the Marina is eliminated. With concerns to the banquet room a third of that size would be the most appropriate thing for that facility.

A member of the public said he lives on 19<sup>th</sup> Street so this is very important because he also belongs to the American Legion. He agrees with Mr. Ford about the property being on the water and the direction of it. He lived next to the 38<sup>th</sup> Street Park basketball courts and knows the basketball games can get heated at times. The courts should be placed away from homes or kids in the park area. He believes the project is going in the right direction and he appreciates it.

**7. Adjourn & Set Next Meeting**

The next meeting is scheduled for July 25<sup>th</sup> at 9:00 a.m.

The meeting was adjourned at 4:00 p.m.